

**Draft for approval**

Planning Commission Meeting  
November 13, 2003  
7:00 p.m.

Members in attendance were as follows: Frank Wilson, Rick Fisher, Willis Wells, Larry Gardner, Larry Felts, Bob Haines, Rob Pease, and Charles Knapper. Staff present: Richard Woodroof, Dana and Dave Ausbrooks and Bill Terry.

Members absent: Jeff Dobson

Agenda Item I- Meeting called to order by Chairman Frank Wilson.

Agenda Item II- Pledge of Allegiance

Agenda Item III- Approval of Minutes: Frank noted that the minutes should have read Case Engineered Lumber and not Case Engineering.

Motion made by Willis Wells to approve amended minutes, second by Bob Haines.  
Passed unanimously.

Agenda Item IV- Citizens Comments- No comments

Agenda Item V- New Business –

- (a) 2004 Planning Commission Schedule- The November meeting will be changed to the 3<sup>rd</sup> Thursday due to Veterans Day falls on the 2<sup>nd</sup> Thursday of the month. The Mayor also added that the Board of Mayor and Alderman meeting will be changed in January to the 2<sup>nd</sup> Thursday of the month due to New Years Day and the Planning Commission meeting will be changed to the 3<sup>rd</sup> Thursday of the month.

Motion made by Larry Felts, second by Rick Fisher. Passed unanimously.

Agenda Item VI- Old Business-

- (a) Monthly Bond Report- Rich stated that letters were sent out October 3<sup>rd</sup> to notify bond holders for McFarlin Woods section 3 and 4 and Stonebrook section 13C that the bonds will stay the same amount when they were due.

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### Agenda Item VII- Other Business-

Mayor asked about concerns brought to Rich's attention on Case Engineered Lumber. Rich had a resident that was concerned about the water in his backyard. He states that Case Engineered had some options of a detention pond or a ditch with ripp-rapp. Staff is working on this.

Nolensville Family Care - Dr. Thompson had contacted Mayor Knapper last week if the Planning Commission would consider altering the 25-foot buffer zone if the Smith's would agree to the buffer being extended over to their property. Dr. Thompson will talk to the property owners and then he will need to come back to the Planning Commission meeting to re-address this issue. The Smith's should also come to the meeting to let the Commission know their feelings and present them in writing.

McFarlin Woods Sections 1,2 and 3- Rich stated that they are still working on punch list. Sections 5 and 6 have not been started.

Mayor stated that Colette Meehan has resigned. He introduced Bill Terry as the new Town Planner. Mr. Terry recently retired from the City of Goodlettsville and has 30 years experience in Planning. Mayor Knapper stated that Mr. Terry comes highly recommended.

Frank Wilson announced that Jeff Dobson had turned in his resignation on 10/24/03 from the Commission. Mayor Knapper will be appointing a new member. He noted he would welcome any suggestions for a nominee.

Mayor noted that there is a lot of dynamics occurring in the Town. We are trying to correct and clarify issues pertaining to the Town at this time.

Mayor Knapper noted that there should be a concurrent ordinance adopting zoning for both annexation areas 1&2. The property owners going through the proper steps in the zoning ordinance may be able to change the zoning of the property.

Public hearing meeting on Annexation will be on Tuesday, November 18, 2003 at 6:30 p.m.

- (a) Review Land uses in the proposed annexation areas and Urban Growth Boundry. Mayor Knapper asked the members to think about the land use and what it needs to be in the proposed annexation areas with or without the interlocal agreement. The members also need to think about what zoning we wish to apply in those areas. We need to revisit the allowable uses in these zones. He has asked the consultants to review and bring back their recommended modifications to the Commission for consideration.

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Larry Gardner asked the Mayor about the interlocal agreement and annexation. Mayor stated he did not want to discuss at this time publicly do to the sensitive nature of the issue.

Rob Pease asked the Mayor if he could elaborate on the article about the Waggoner property. Mayor stated that they have the right to go forward with the sketch plan and go before the Williamson County Planning Commission. If Williamson County approves the plan and Nolensville annexes the property then the Nolensville Planning Commission could approve the plan or ask for a new plan meeting our regulations.

(b) Comprehensive Plan draft had been distributed to the Commission early for review and comments for discussion. Rob Pease commented on several goals and had suggestions on what the Town would like to see be commercial or residential. The Mayor stated that these should be placed in written form and brought back to the Commission for a total review and to be voted on.

Larry Gardner asked about the zoning ordinance and Mayor Knapper noted that the Attorneys were reviewing. Rob Pease asked for a copy of the reviews. The Mayor stated this would be given after the meeting with the consultants. Rob noted that he would like the zoning ordinance be on the agenda at the next meeting. He would also like to see the Design guidelines draft be discussed.

Frank stated that there would be a training meeting in Smyrna on November 19<sup>th</sup>. Dana and Dave Ausbrooks will conduct a continuing education program in the near future. Mr. Terry also noted that MTSU would have an all day workshop in December that the members could attend.

Agenda Item VIII- Adjournment- Frank Wilson adjourned the meeting at 8:20 p.m.

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Bob Haines, Secretary

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Date Approved